HUNTERS®

HERE TO GET *you* THERE

Highgate

Kendal, LA9 4HA

Guide Price £62,500

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- One Bed Retirement Flat
- Wonderful Courtyard Location
- 24/7 Support and On-Site House Manager
- Laundry Facilities
- Fabulous Town Centre Location
- Age Restriction to 55yrs and Over.
- Living Room, Bedroom, Kitchen & Wetroom
- Resident's Lounge
- Lovely Central Atrium and Courtyard in Communal Grounds
- Council Tax Band A

Tel: 01539 816399

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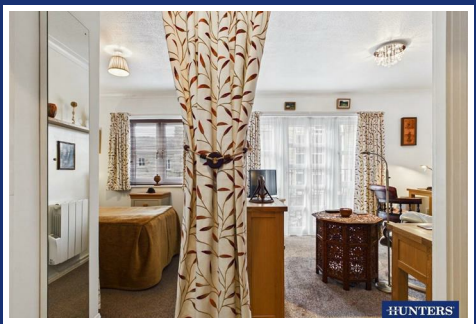

Sale of a one-bed apartment located in a highly sought after retirement development in Websters Yard. Enjoying a prime town centre location within in a safe, secure setting, this over 55s complex is a great location for owners looking to downsize and extend independent living. The apartment is compact, but very well presented and in super condition with the accommodation comprising of an entrance hall, living room, with an open aspect to the kitchen, a double bedroom, and a wet room. The flat is full of natural light, with a Juliet balcony and floor to ceiling glass door and side panes in the living room. The heating is buy efficient electric wall panels and the flat is double glazed.

Communal areas include a striking atrium, a lovely courtyard setting with raised planted beds, a resident's lounge, and a laundry. Visitors can book a two bedroom guest flat via the House Manager. Built by Russell Armour in 1988 and offered on a 125 years lease, this flat represents exceptional value for someone seeking relatively a relatively inexpensive base to call home whilst enjoying Kendal and it's many amenities.

The access to Websters Yard lies behind an iron gated arch that spans between Comida Restaurant and our own Hunters Estate Agency office. Leaving the development you have instant access to a variety of independent shops, cafés, restaurants, and banks with a number of supermarkets close by for larger food shops. Moments from your doorstep are convenient transport links including bus routes, Kendal train station, and motorway links via the A591. Heading a little further afield you have the scenic Lake District National Park just a short drive away with Windermere just 9 miles from Kendal. Offered without a chain.

Directions:
What3Words///foods.listed.looks

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Entrance
A small entrance hall provides access to the living room, bedroom, and the wet room. There is also a useful storage cupboard.

Living Room
The room is full of natural light coming in from the Juliet balcony to the rear elevation, with a full opening glazed door and side panels ensuring that there is always plenty of sunlight and ventilation. There is room for a small sofa and chairs, depending on the configuration you choose, and there is space for a television table. The room has an opening through an arch into the kitchen.

Kitchen
Fitted with a range of white units at wall and base level and with black worksurfaces running over. There is an integral ceramic hob, electric oven, inset stainless steel sink and drainer, and undercounter space for a fridge.

Bedroom
Large enough for a double bed, though currently set up with a single. There is plenty of shelving and hanging space concealed away discreetly behind a curtain, and you will find a window to the rear elevation.

Wet Room
With an electric shower, pedestal wash-hand basin and a WC. There are adaptions to aid access where required.

Webster Yard Development
Websters Yard is a retirement development located in one of Kendal's many town centre yards. The access is from Highgate, where decorative iron gates span an archway between Comida restaurant and Hunters Estate agents. A walk way then leads up towards a grand central atrium and from here you can take the lift up to the 2nd floor. Exiting the lift you turn left from the lobby and the flat is the first property on the walkway.

Life at Websters Yard is about extending independent living and residing alongside similar minded residents enjoying town centre life in a secure environment, The minimum age requirement for residency is 55, and within the flats there are emergency pull cables giving owners the peace of mind that help is on hand should it ever be required. The maned site office is open 9:00am to 5:00pm, with off-site emergency support in the evenings and nights.

There is a resident's lounge, a laundry, well tended communal areas and soft planting on the walkways.

Parking
This flat does not come with parking, but there are some allocated parking spaces for named flats and occasionally these are offered for a small rental.

Lease Details
125 year lease, with 87 years remaining.

Management Charges
Annual charge of £3,120 per annum (£260 per month). Includes building insurance, upkeep of communal areas, external decoration and repairs, use of laundry washing machines and dryers., lift, and the services of an in-house manager.

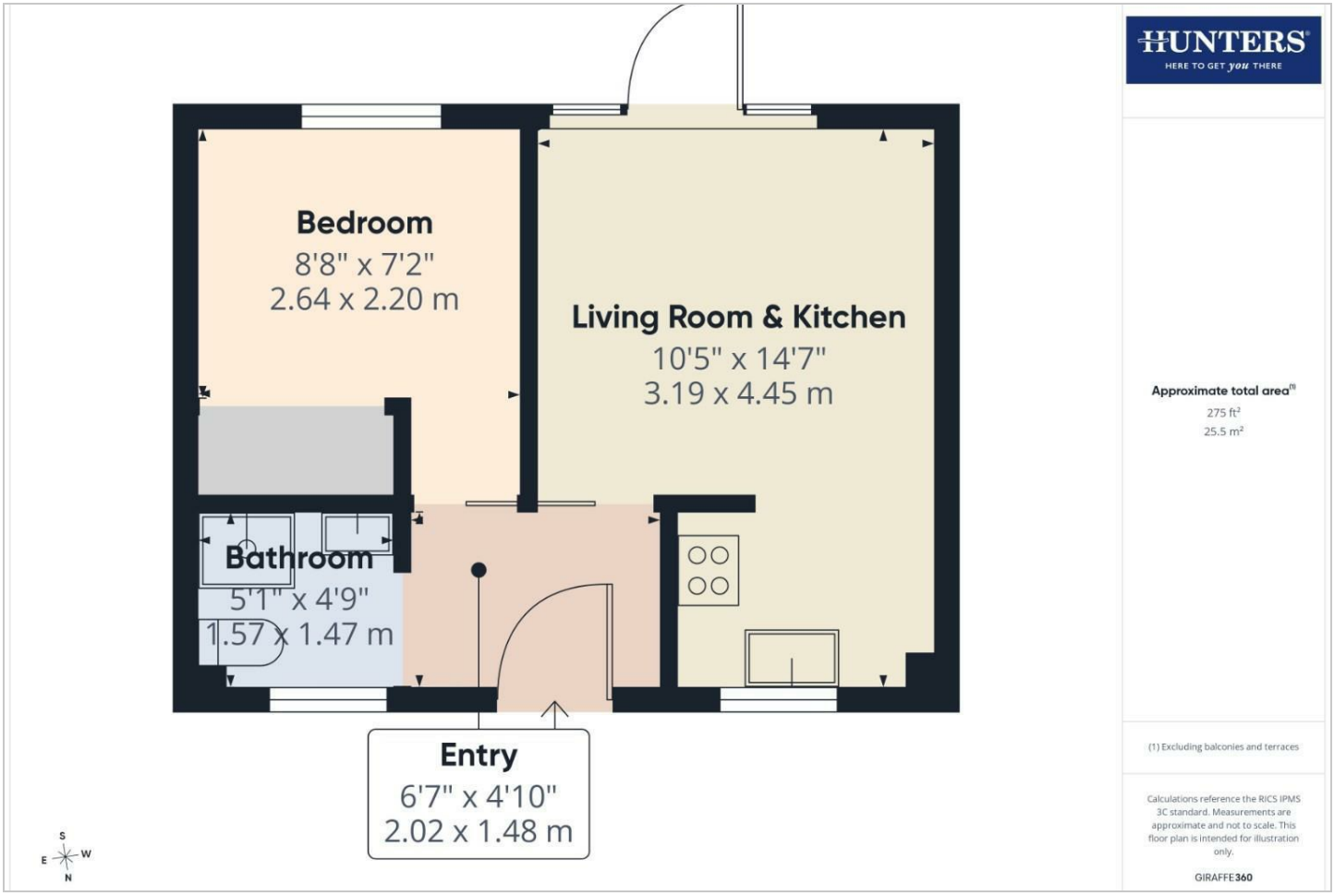
There is a healthy sinking fund for building repairs (£81,400 in last accounts) and a redecoration fund (£10,212).

The Ground Rent is £72 annually.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

NB
Please note due to the limited size of the property standard mortgage lenders will not lend.

Floorplan


HUNTERS
HERE TO GET you THERE
Bedroom
8'8" x 7'2"
2.64 x 2.20 m
Living Room & Kitchen
10'5" x 14'7"
3.19 x 4.45 m
Bathroom
5'1" x 4'9"
1.57 x 1.47 m
Entry
6'7" x 4'10"
2.02 x 1.48 m
S
E
W
N
Approximate total area(1)
275 ft²
25.5 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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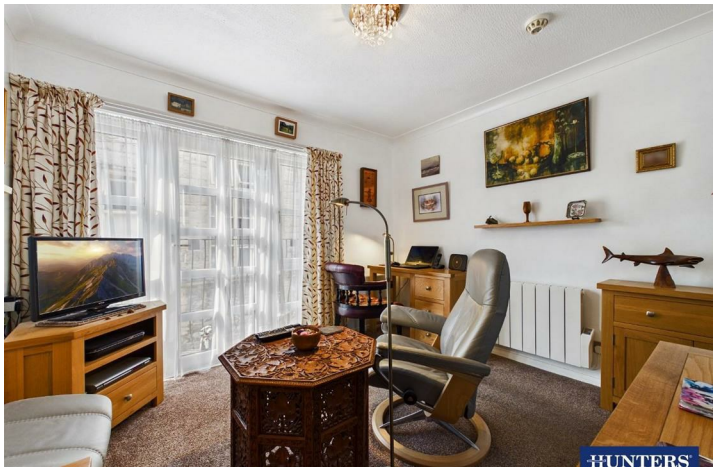

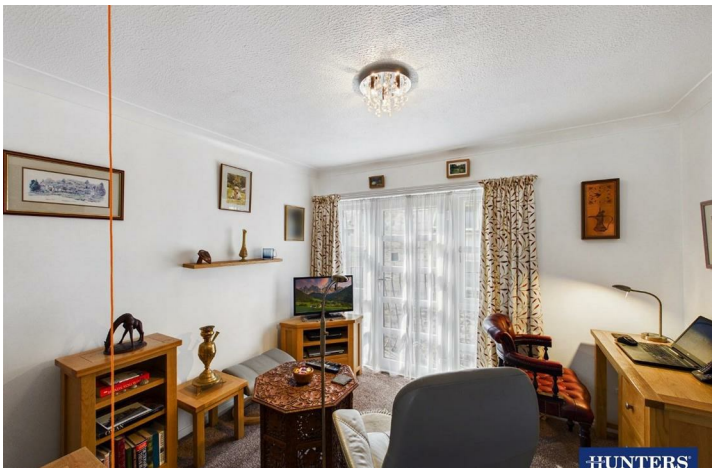

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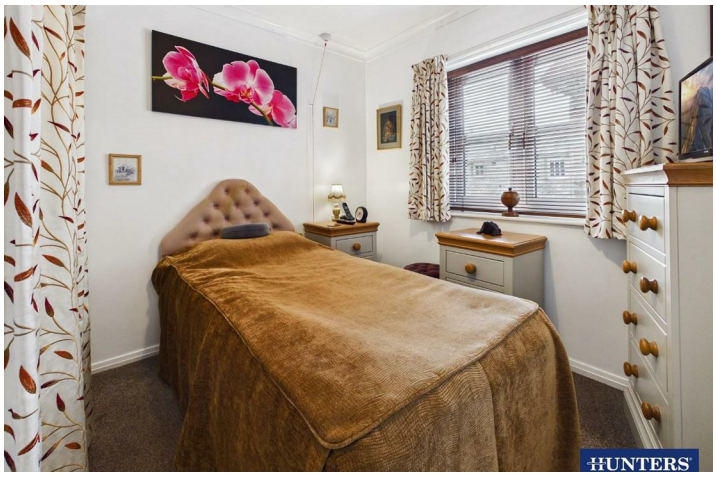
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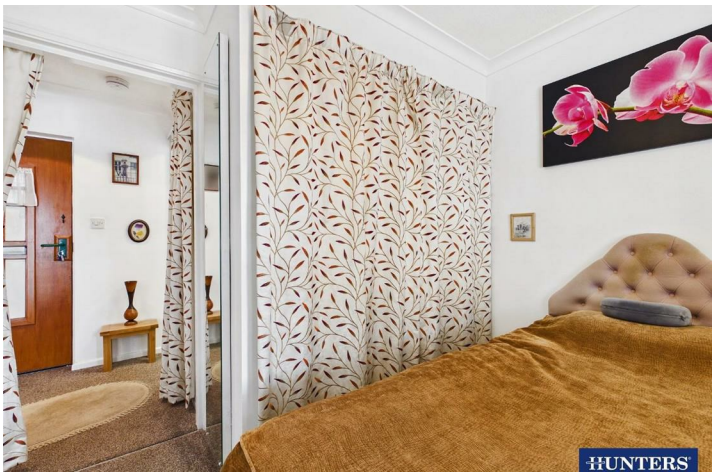
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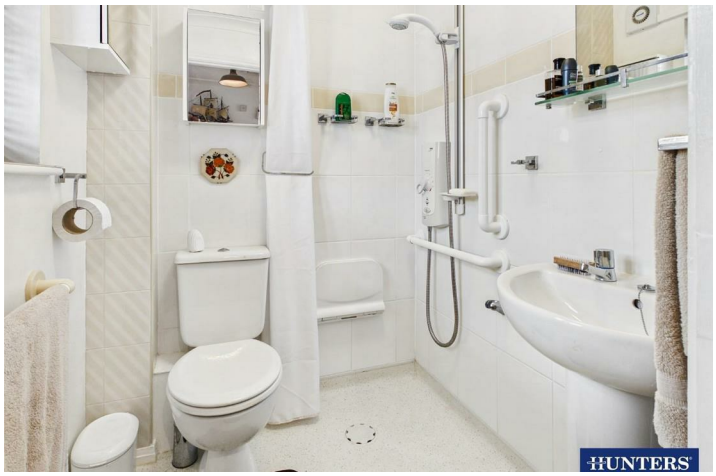
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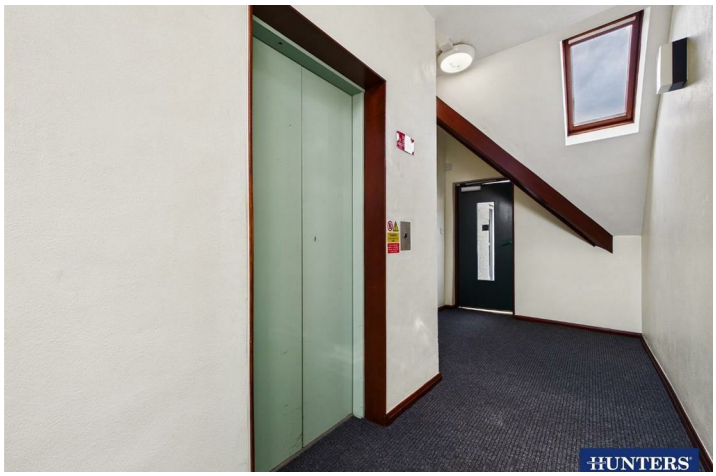
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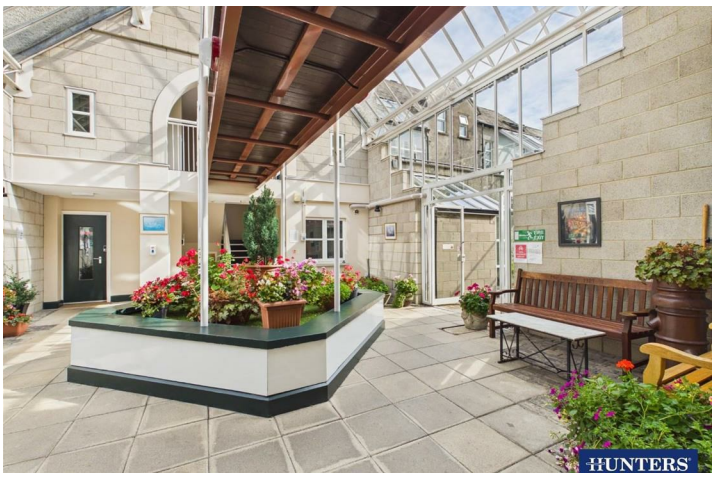
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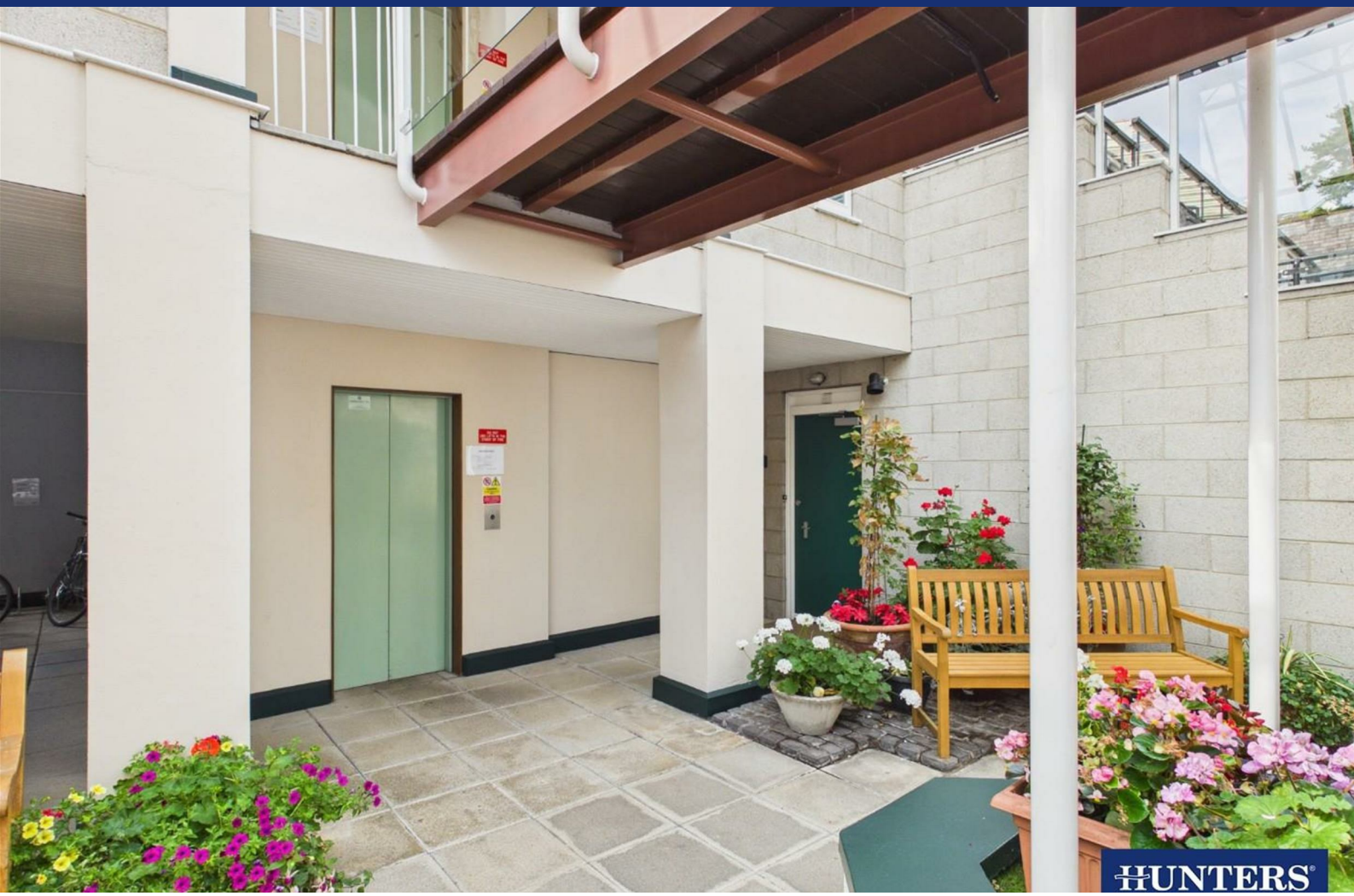
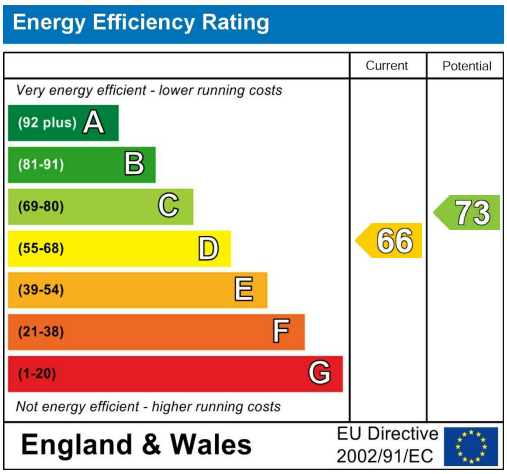
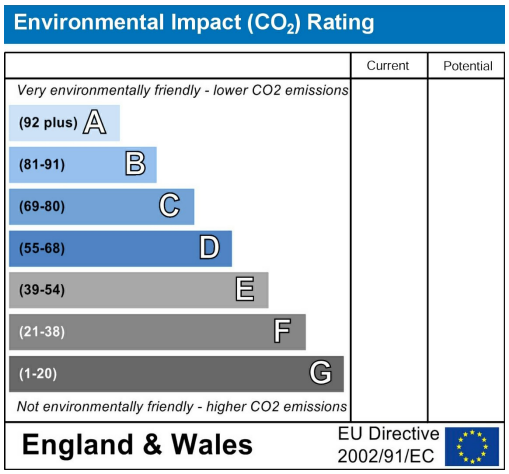


Energy Efficiency Graph

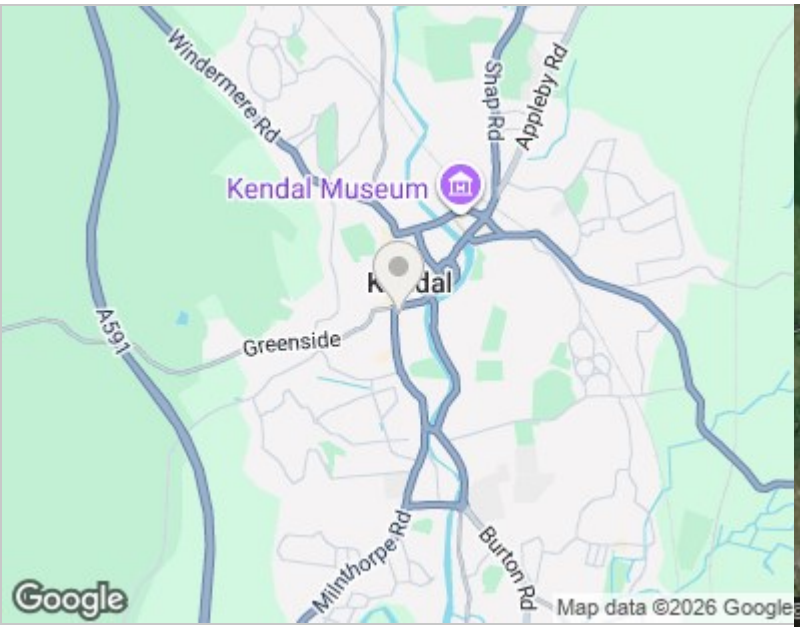




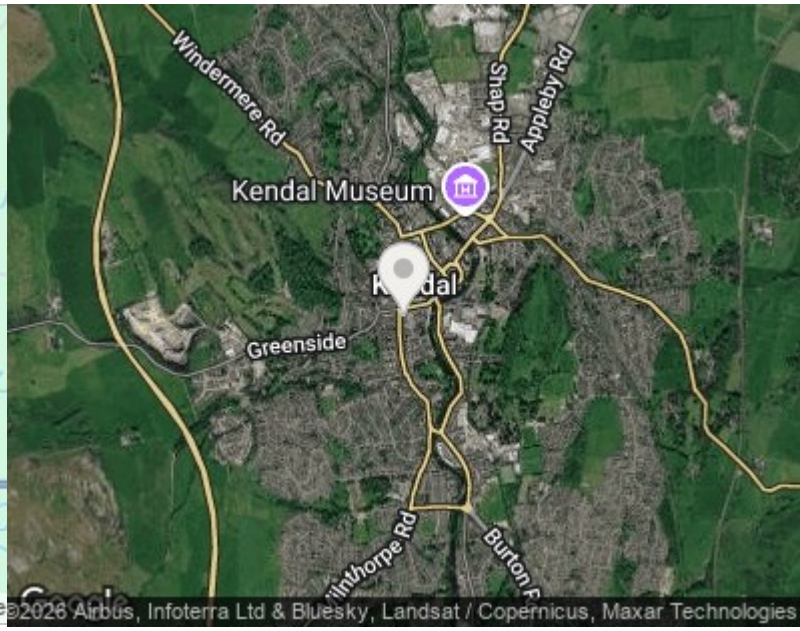
Viewing

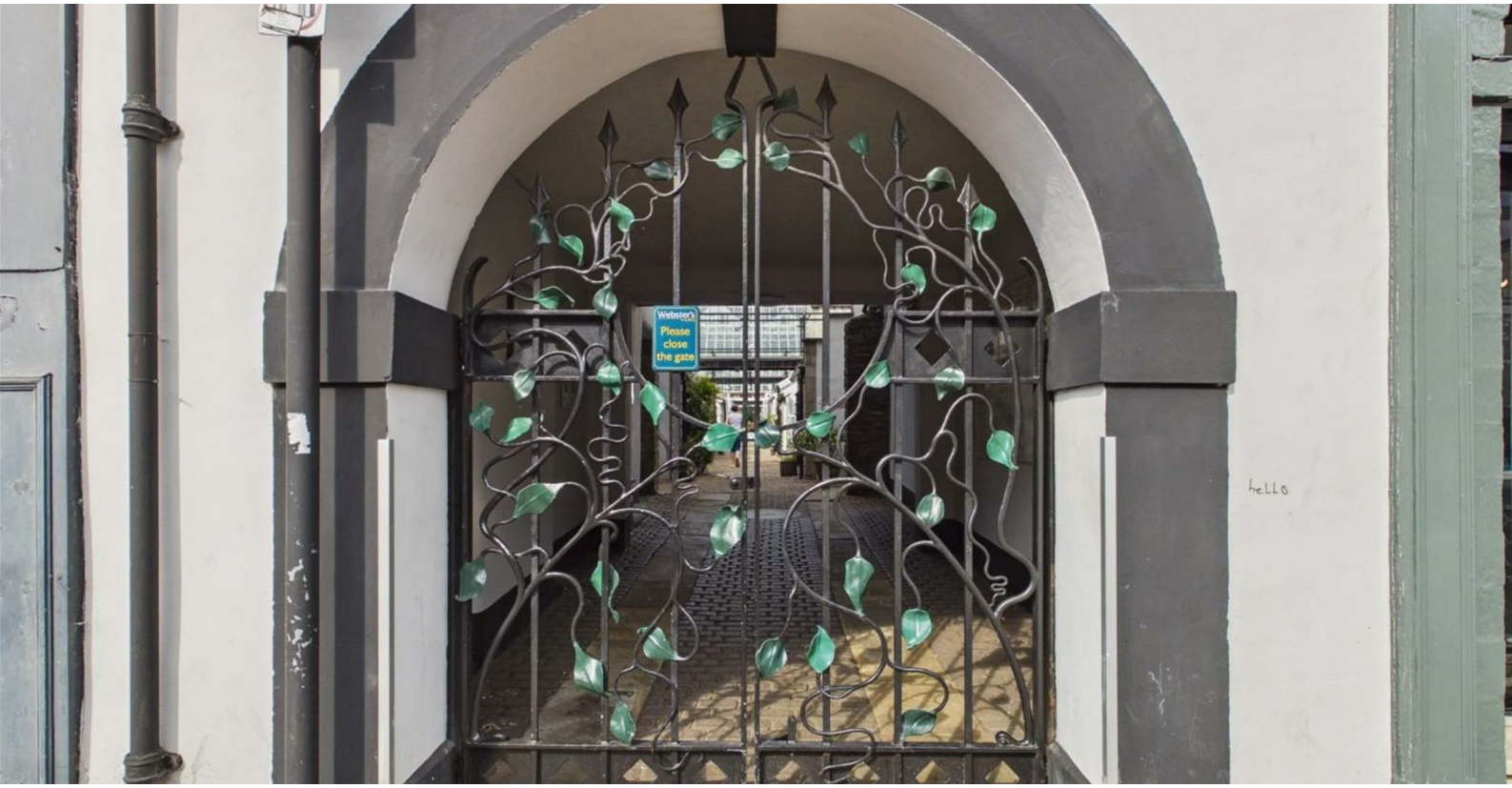
Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman